

**BLUAC Steering Committee**  
**April 21, 2005 Minutes**

Chairman Averill called the meeting to order at 12:00 PM. The minutes were read and approved as read.

**Old Business:**

Sue Hanson reported on the information obtained from the Montana Code Annotated regarding Neighborhood Plans. Information is available on the website: [www.lawlibrary.state.mt.us/](http://www.lawlibrary.state.mt.us/) Doug Averill mentioned that the Flathead Lake Lodge would know more in a couple of weeks what their plan will look like. Hanson recommended setting up sub-committees to study issues further in order to report to the Steering Committee in more detail.

There was no update on the Bigfork Survey.

Elna Darrow reported on software suggestions for tabulating the Survey results. Dr. Baldrige of the University of Montana suggested a program that is easy to use (much like Excel) for approx. \$600. Information from the program can be posted on a web site. Carol Venable made a motion to purchase the software. Shelley Gonzales seconded the motion. Motion passed without objection.

Elna also reported that Senate Bill 411 did not pass in this legislative session.

Doug Averill reported on the evaluation by Pacific Corp. to begin timber management operations on the south side of the Swan River for fire fuel reduction. Pacific Corp will wait until the winter months to begin operations on the north side of the Swan River (Swan River Corridor Nature Trail) so the area does not need to be blocked off during summer use.

**New Business:**

Sue Hanson read the agenda for the April 28, 2005 BLUAC meeting.

Doug Averill introduced Amy Royer, Regional Director for the Montana Land Reliance. Amy gave a brief presentation on the organization and how conservation easements worked. The Montana Land Reliance began in Montana in 1978 and is privately funded by donations. There are over 600,000 acres across Montana now dedicated to conservation easements.

Amy indicated the major reason land owners are looking to conservation easements is to control their development and subdivision rights and for estate planning. For more information, you may contact:

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Bob Smith spoke to the committee about his concerns regarding the Conditional Use Permit request by Tim Fox on behalf of Rocky Mountain Recreational Communities, LLC, to operate a grill and cocktail facility within the Eagle Bend Yacht Harbor Marina Clubhouse. His concerns centered on the opening a public facility in an area where covenants do not allow businesses open to the public. He is concerned that this

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would open the door to other public facilities in the residential area such as motels or restaurants, which are not allowed under the present covenants that the residents must adhere to. He is under the impression that the developers do not feel they are bound by the covenants.

Doug Averill indicated that there is a possibility of a presentation on the resort tax in the near future.

Meeting was adjourned at 1:15 PM  
Sue Hanson, Secretary